



HISTORIC PRESERVATION ZONING NEWS

Metropolitan Historic Zoning Commission

A periodic newsletter for architects, designers, contractors, craftsmen and applicants.

To Replace or Not to Replace

Home owners in the Richland-West End neighborhood agree that old windows can and should be saved and that modern windows aren't always worth the expense.

Walter Jowers, a resident and former journalist for the *Old House Journal*, warns his neighbors against throwing out old windows for what he calls "cheap plastic-wrapped store-bought windows." According to him and studies completed across the country, repairing old windows can be cheaper than, and as energy efficient as, new windows.

Carter and Emily Baker agree. The Bakers have shared with their neighbors that their old windows were "rebuilt to include the old sash



weights so they work perfectly." For their addition they used new windows with insulated glass but have not been happy with the results. One failed after just a few years. "We wouldn't bother with it again," they said.

Rob Riley has restored eleven of his thirty-six windows. "I have even reached the point where I don't recommend insulated glass in new

construction," says Riley. "For one thing our temperate Nashville climate means the energy savings are negligible or non-existent. As a builder I hope to build houses that will easily last 100 years or more. The best insulated window guarantee is ten years, which means you are guaranteed to have to replace them. My 90-year-old windows perform well and look great. I wouldn't trade them for anything."

For more information about repairing wood windows, visit www.preservationnation.org/information-center/sustainable-communities/weatherization/windows/

**HISTORIC
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Salvage Donations Support TPT



Preservation Station is the source for architectural antiques for designers, builders, and home owners. They specialize in antique lighting and carry a large array of antique hardware, mantels, stained glass windows, doors and other architectural salvage.



Habitat's ReStores sell used and new home and office items at a fraction of retail prices. ReStore 1 at 1001 Eighth Avenue South offers gently used items for home and office with a surprising mix of new quality items. ReStore 2 at 908 Division Street specializes in building materials and supplies, cabinets, and major appliances.

Preservation Station and Tennessee Preservation Trust (TPT) are venturing into a new partnership that will provide a much needed revenue stream to TPT.

Preservation Station, located on 8th Avenue South in Nashville, is an architectural salvage firm owned by Aaron Hetrick and Julia Petrova. In existence since 2003, Preservation Station has come to be known as a source for antique lighting and unusual architectural elements for designers, builders, and homeowners.

Preservation Station salvages architectural elements that might otherwise be forever lost. They obtain the items either through removal from a building about to be demolished (property owner grants permission) or an owner of a building wishes to replace a feature they no longer want. In both cases, Preservation Station purchases the items and then sells them in the retail store.

Occasionally, a property owner wishes to donate

an item. As a for-profit organization, Preservation Station cannot offer a charitable contribution letter and have had to decline these donations.

The Tennessee Preservation Trust's partnership allows Preservation Station to accept such donations. As the non-profit, Preservation Station can accept these charitable donations on behalf of TPT. Tennessee Preservation Trust will produce a charitable receipt for the donor and record of the donation will be kept in the Tennessee Preservation Trust database. Tennessee Preservation Trust will then sell the donated item to Preservation Station.

Process:

1. Donor brings item to Preservation Station
2. Preservation Station accepts donation (if suitable)
3. Donor fills out TPT's Charitable Receipt Form (Form to be designed by TPT)
4. Donor fills in dollar amount for donated item. Preservation

Station may suggest what value they would place on the item if asked.

5. Preservation Station notifies TPT of a donation.
6. Preservation Station writes a check to TPT for the amount they would have paid to purchase the donated items.
7. TPT sends the donor a charitable donation letter for their donation and thank them for supporting Tennessee Preservation Trust.

Visit

www.thepreservationstation.com to learn more about the type of items Preservation Station carries and their contact information.

Someone interested in donating items that may not be of interest to Preservation Station can also receive a charitable donation letter for items donated to Habitat for Humanity's ReStore. For more information visit www.habitatnashville.org/restore



MHZC Member Update

Rotating off the MHZC this summer are Commissioners Barri Bernstein, Judy Turner and Ron Gobbell.

Bernstein was appointed to one of the at-large seat in November of 2006. She is the Executive Director of the Tennessee Bar Foundation and obtained her law degree from Vanderbilt University Law School. Her undergraduate degree is in American Civilization from the University of Pennsylvania.

Turner was appointed in 1997. She and her husband Steve are community volunteers and philanthropist. They renovated a Victorian warehouse building at 140 Second Avenue North—now Butler's Run. The Turners live in the top two floors and are advocates for downtown.

Gobbell, FAIA, has served since 1988. He is a founding partner of the award-winning architectural, engineering and environmental consulting firm, Gobbell Hays Partners, Inc. (GHP). After being established in 1977, GHP

became one of the first companies to integrate architectural design with environmental health and safety and industrial hygiene consultation.

A registered architect in 19 states, Gobbell has participated in the design of progressive nation-wide projects ranging in scope from urban renovations of lofts and apartment buildings to innovative design solutions for the hospitality industry, large municipal complexes and educational and medical facilities. His lifetime practice has been recognized by the American Institute of Architects by induction into their College of Fellows.

Newly appointed to the MHZC is Aaron Kaalberg and Samuel Champion.

Kaalberg is general counsel for H.G. Hill Realty. Previously he was with Bass Berry & Sims, where his practice was focused in the areas of commercial real estate, commercial lending, secured transactions and general commercial law. Kaalberg received his J.D.

from Cornell Law School, with a concentration in business law and regulation. He was a John M. Olin Foundation Student Scholar in Law and Economics and was an Honors Fellow in the Legal Writing program. He graduated from the Honors Program of the University of Iowa's Tippie School of business with a B.B.A. in Economics and Finance.

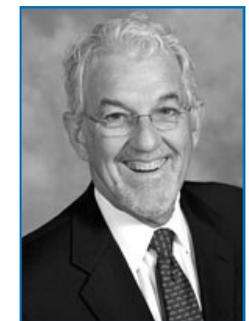
Sam Champion is principle with Samuel Champion & Associates and is an adjunct professor at Nashville State Community College. Previously he was a designer with Hawkins Partners. He is a graduate of Auburn University and serves on the board of THE DISTRICT.



Judy Turner



Barri Bernstein



Ron Gobbell



Aaron Kaalberg



Spotlight: A New Look for Lillian Street

Building Masters LLC is changing the face of the 1200 block of Lillian Street in the Lockeland Spring-East End Neighborhood Conservation Zoning Overlay.

This block has primarily been a collection of non-contributing homes many of which are in poor condition. Building Masters LLC has taken those non-contributing homes and either helped

them to fit into the neighborhood better or replaced them with new homes meeting the design guidelines for the overlay. 1228 Lillian Street is an example of a rehabilitation project that completely changed the aesthetics of a home that did not visually or historically contribute to the neighborhood.

Justin Hicks with Building Masters LLC said, before we started there was one



Above: 1228 Lillian Street before

Below: 1228 Lillian Street after



discovering that because of the size and condition of many of these homes, new construction allows them to offer their clients more value in terms of quality, design, and high performance.

When constructing a new home they attempt to reuse any usable elements of the prior home such as windows, trim and brick.

Their new homes can be viewed at 1230, 1238, 1232, and 1209 Lillian and range

house that had been renovated and when we are finished it hopefully will be as nice as any block of east Nashville." The company's greatest challenge has been acquiring enough properties in the area to make redevelopment feasible.

For this particular block, they have chosen mainly to demolish non-contributing homes and construct new houses,

between 2000-250 square feet with granite throughout, wood cabinets, and upgraded lighting, plumbing and appliances.



Spotlight, continued

1238 Lillian Street (right) is an example of the type of housing that previously defined this block. The middle image shows the home that took its place. The last image is 1230 Lillian. The red brick house between these two homes is also being replaced with a Building Masters LLC home.





MHZC Staff make a national splash



Partners and sponsors provided resources at NAPC Forum 2012.



Battleship Wisconsin in Norfolk, Virginia. Photo by John Cadell.



Participants enjoyed ice cream in hand made waffle cones.

Two of the MHZC's historic zoning staff members, Melissa Baldock and Sean Alexander, presented at the recent biennial conference for the National Alliance of Preservation Commissions (NAPC) in Norfolk, Virginia this July. In addition, Baldock was the author of a featured article in the NAPC's newsletter, *The Alliance Review*.

The NAPC is the only national nonprofit organization dedicated to supporting local historic preservation commissions and the historic resources they help to protect.

Forum is the only national conference focused around the needs and issues of preservation commissions and commission staff. This year approximately 450 traveled to Norfolk, Virginia to attend educational sessions, participate in walking tours and round table discussions and network.

Forum is held every other year in interesting destination cities and brings local commission members from across the country together with

representatives from local, state and national organizations, governments and federal agencies.

Staples of each conference are half day and day long, pre-conference workshops specifically for commissioners and chairs of design review commissions. This year the NAPC added a half-day session specifically for staff of commissions. The session was led by Sean Alexander, Historic Preservation Specialist with the MHZC and Monica Callahan, Planning Director for Madison Georgia.

Another new feature of the conference was a series of Ignite sessions, where speakers have just 5 minutes and up to 20 slides to present. The idea is to spark conversation and debate. Melissa Baldock, Historic Preservation Specialist with the MHZC presented an Ignite session dealing with large additions. As a companion piece to that session, Ms. Baldock wrote the cover article for *The Alliance Review*.

Also in attendance were Robin Zeigler, Historic Zoning Administrator for the MHZC and Kathryn Withers, Planner III with the Planning Department.

Attendance for all staff was partially funded under an agreement with the State of Tennessee.

Robin Zeigler has been asked to speak at Preservation Kentucky's annual statewide conference. She, along with members of the Kentucky Heritage Council, will be leading an accredited course she designed, titled "Historic Preservation 101 for Kentucky Realtors."



**Guiding the Future by
Preserving the Past.**

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Zoning Commission

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COMMISSION ON FACEBOOK.



The Metropolitan Historic Zoning Commission (MHZC) reviews applications to create new historic overlay districts and reviews preservation permit applications for historic preservation and neighborhood conservation zoning overlays and landmark sites for new construction, alterations, additions, repair and demolition.

The MHZC's nine volunteer members, appointed by the mayor and confirmed by Metro Council, include representatives from zoning districts, the Metropolitan Planning Commission, the Metropolitan Historical Commission; architect (s), and other citizens of Davidson County.

Our sister organization, the Metropolitan Historical Commission (MHC), is a municipal historic preservation agency working to document history, save and reuse buildings, and make the public more aware of the necessity and advantages of preservation in Nashville and Davidson County, Tennessee. Created in 1966, the commission consists of fifteen citizen members appointed by the mayor and confirmed by Metro Council.

Michelle Taylor Joins MHZC



Michelle Taylor, MLA

Historic Zoning staff member, Melissa Baldock, will soon be taking leave to welcome her first child, a baby boy. She is expected back in mid to late January.

The MHZC welcomes Michelle Taylor, MLA, who will fill in for Melissa

while she is gone.

Taylor holds a Master of Landscape Architecture from the University of Colorado. She is currently a project manager/client manager for Environmental Corporation of America (ECA), based in Alpharetta Georgia.

Michelle will continue to work with ECA on a part-time basis. Prior to ECA, Michelle was the Landscape Architect/Urban Planner for Britina Design Group in Denver, Colorado.